

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-5000.1A**ZAP DATE:** October 2, 2018**SUBDIVISION NAME:** Cantarra II, Phase 3**AREA:** 22.9 acres**LOTS:** 102**APPLICANT:** Continental Home of Texas LP**AGENT:** Jacob Kondo (BGE, Inc.)**ADDRESS OF SUBDIVISION:** 4608 E Howard Lane**GRIDS:** MQ32**COUNTY:** Travis**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all streets.

DEPARTMENT COMMENTS: The request is for the approval of the Cantarra II, Phase 3 final plat. It is comprised of 102 lots on 22.92 acres. The plat contains 98 residential lots, 2 water quality/drainage lots and 2 open space lots. The proposed lots comply with the zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval. The final plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



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SHEET 1 OF 1

CANTARRA II

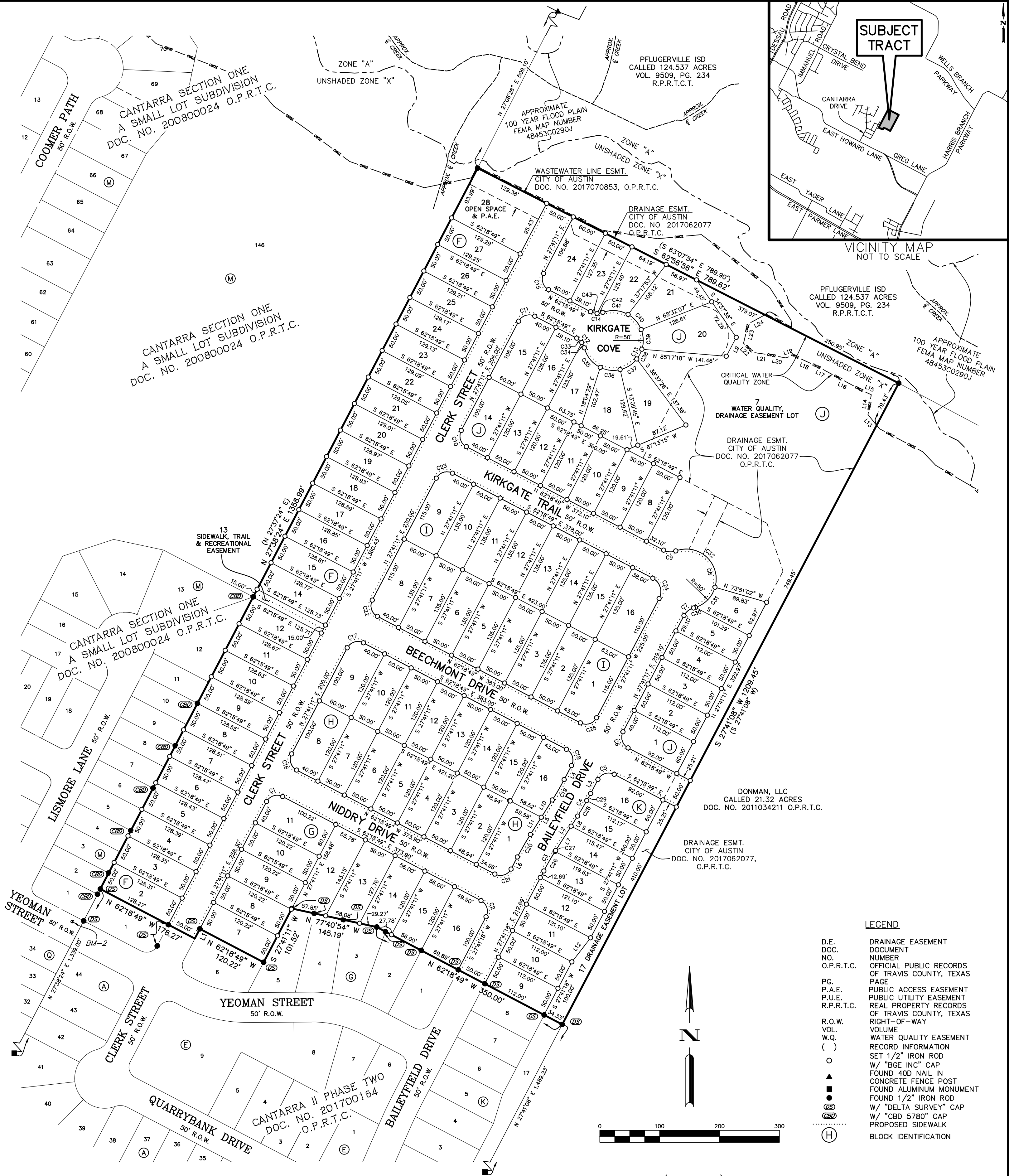
LOCATION MAP

BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330 AUSTIN,
TX 78731 TBPE Registration No. F-1046
TEL. 512-879-0400 www.browngay.com



DATE: 03/2017

DRAWN BY: JK



FINAL PLAT
CANTARRA II
PHASE 3

A SUBDIVISION OF 22.926 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS

BENCHMARKS (BY OTHERS):

BM-1: 'SQUARE' CUT ON S.E. CORNER OF INLET ON
NORTH RIGHT-OF-WAY LINE OF EAST HOWARD
LANE AT S.W. CORNER OF 48.812 ACRE TRACT.
ELEVATION = 646.38' (NAVD 88)

BM-2: 'SQUARE' CUT IN BACK OF CURB AT NORTHEAST
TERMINUS OF YEOMAN STREET (50 FEET WIDE)
OF CANTARRA SECTION ONE.
ELEVATION = 648.81' (NAVD 88)

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED UPON TEXAS STATE
PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL
ZONE. COORDINATES SHOWN HEREON ARE IN GRID.
DISTANCES SHOWN HEREON ARE IN SURFACE, USING
A COMBINED SCALE FACTOR OF 1.0000883474

LEGEND	
D.E.	DRAINAGE EASEMENT
DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PG.	PAGE
P.A.E.	PUBLIC ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.Q.	WATER QUALITY EASEMENT
()	RECORD INFORMATION
○	SET 1/2" IRON ROD
▲	FOUND 40D NAIL IN CONCRETE FENCE POST
●	FOUND ALUMINUM MONUMENT
○	FOUND 1/2" IRON ROD
○	W/ "DELTA SURVEY" CAP
○	W/ "CBD 5780" CAP
○	PROPOSED SIDEWALK
(H)	BLOCK IDENTIFICATION



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 27°41'11" W	18.30'
L2	N 32°26'44" E	68.12'
L3	N 27°41'11" E	26.47'
L4	S 27°41'11" W	26.47'
L5	S 32°26'44" W	68.12'
L6	S 27°41'18" W	22.69'
L7	N 32°26'44" E	48.08'
L8	N 32°26'44" E	20.04'
L9	S 27°51'42" W	35.60'
L10	S 32°26'44" W	34.23'
L11	S 32°26'44" W	33.88'
L12	S 38°00'16" W	50.82'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L13	N 38°56'01" W	22.95'
L14	N 09°26'46" E	33.78'
L15	N 66°18'21" W	13.54'
L16	N 61°44'19" W	72.56'
L17	N 61°48'16" W	11.30'
L18	N 64°51'32" W	48.14'
L19	S 72°28'15" W	13.91'
L20	N 79°16'52" W	25.83'
L21	N 81°29'10" W	29.28'
L22	N 46°11'25" W	22.10'
L23	N 13°33'44" E	33.23'
L24	N 61°29'30" E	31.74'

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL LOTS	98	14.701 ACRES
SIDEWALK, TRAIL & RECREATIONAL EASEMENT	1	0.044 ACRES
W.Q. & D.E.	1	3.174 ACRES
DRAINAGE EASEMENT	1	0.263 ACRES
OPEN SPACE/P.A.E.	1	0.281 ACRES
RIGHT-OF-WAY	—	4.463 ACRES
TOTAL LOTS	102	22.926 ACRES

RIGHT-OF-WAYS		
STREET NAME	R.O.W. WIDTH	CENTERLINE LENGTH
CLERK STREET	50 FEET	1,361 FEET
BAILEYFIELD DRIVE	50 FEET	755 FEET
BEECHMONT DRIVE	50 FEET	635 FEET
KIRKGATE TRAIL	50 FEET	473 FEET
NIDDRY DRIVE	50 FEET	464 FEET
KIRKGATE COVE	50 FEET	180 FEET
TOTAL LINEAR FEET	3,868 FEET	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00"	N 72°41'11" E	28.28'
C2	31.42'	20.00'	90°00'07"	S 17°18'46" E	28.28'
C3	39.44'	475.00'	4°45'26"	N 30°04'01" E	39.43'
C4	43.61'	525.00'	4°45'33"	N 30°03'57" E	43.60'
C5	31.42'	20.00'	90°00'00"	N 72°41'11" E	28.28'
C6	31.42'	20.00'	90°00'00"	N 17°18'49" W	28.28'
C7	21.03'	25.00'	48°11'23"	N 51°46'53" E	20.41'
C8	162.65'	50.00'	186°22'46"	N 17°18'49" W	99.85'
C9	21.03'	25.00'	48°11'23"	N 86°24'31" W	20.41'
C10	31.42'	20.00'	90°00'00"	N 17°18'49" W	28.28'
C11	31.42'	20.00'	90°00'00"	N 72°41'11" E	28.28'
C12	21.03'	25.00'	48°11'23"	S 38°13'08" E	20.41'
C13	241.19'	50.00'	276°22'46"	N 27°41'11" E	66.67'
C14	21.03'	25.00'	48°11'23"	N 86°24'31" W	20.41'
C15	31.42'	20.00'	90°00'00"	N 17°18'49" W	28.28'
C16	31.42'	20.00'	90°00'00"	N 17°18'49" W	28.28'
C17	31.42'	20.00'	90°00'00"	N 72°41'11" E	28.28'
C18	31.42'	20.00'	90°00'00"	S 17°18'49" E	28.28'
C19	39.45'	475.00'	4°45'33"	S 30°03'57" W	39.44'
C20	43.59'	525.00'	4°45'26"	S 30°04'01" W	43.58'
C21	31.42'	20.00'	89°59'53"	N 72°41'14" E	28.28'
C22	31.42'	20.00'	90°00'00"	N 17°18'49" W	28.28'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C23	31.42'	20.00'	90°00'00"	N 72°41'11" E	28.28'
C24	39.27'	25.00'	90°00'00"	S 17°18'49" E	35.36'
C25	31.42'	20.00'	90°00'00"	S 72°41'11" W	28.28'
C26	37.35'	475.00'	4°30'17"	N 29°56'26" E	37.34'
C27	2.09'	475.00'	0°15'09"	N 32°19'09" E	2.09'
C28	30.08'	525.00'	3°16'58"	N 30°48'15" E	30.08'
C29	13.53'	525.00'	1°28'35"	N 28°25'28" E	13.53'
C30	3.28'	50.00'	3°45'46"	N 73°59'41" E	3.28'
C31	48.84'	50.00'	55°57'50"	N 44°07'53" E	46.92'
C32	110.53'	50.00'	126°39'10"	N 47°10'37" W	89.36'
C33	11.28'	25.00'	25°51'12"	S 49°23'13" E	11.19'
C34	9.75'	25.00'	22°20'11"	S 25°17'32" E	9.68'
C35	43.69'	50.00'	50°04'05"	S 39°09'29" E	42.32'
C36	34.01'	50.00'	38°58'14"	S 83°40'38" E	33.36'
C37	33.71'	50.00'	38°37'33"	N 57°31'29" E	33.07'
C38	18.44'	50.00'	21°08'09"	N 27°38'38" E	18.34'
C39	33.63'	50.00'	38°32'27"	N 02°11'40" W	33.00'
C40	34.01'	50.00'	38°58'14"	N 40°57'00" W	33.36'
C41	43.69'	50.00'	50°04'05"	N 85°28'10" W	42.32'
C42	9.75'	25.00'	22°20'11"	S 80°39'54" W	9.68'
C43	11.28'	25.00'	25°51'12"	N 75°14'25" W	11.19'

FINAL PLAT
CANTARRA II
PHASE 3

A SUBDIVISION OF 22.926 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS



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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, IT'S GENERAL PARTNER, BY IAN CUDE, ASSISTANT SECRETARY, BEING THE OWNER OF THE REMAINING PORTION OF A 48.812 ACRE TRACT OF LAND OUT OF THE MARIGUITA CASTRO SURVEY NUMBER 50 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2016209385 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 22.926 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

CANTARRA II PHASE 3

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____DAY OF _____, 20____, A.D.

BY: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, IT'S GENERAL PARTNER

IAN CUDE, ASSISTANT SECRETARY
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED IAN CUDE, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

NO PORTION OF THIS SUBDIVISION UES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0290J DATED AUGUST 18, 2014.

I, JACOB KONDO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SHALL COMPLY WITH CHAPTER 25 OF THE CITY OF AUSTIN CODE, AS AMENDED.

JACOB KONDO, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 115813

DATE: _____

BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION AND SHALL COMPLY WITH CHAPTER 25 OF THE CITY OF AUSTIN CODE, AS AMENDED.

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

DATE: _____

BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S FULL PURPOSE JURISDICTION ON THIS THE ____ DAY OF _____, 20____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____DAY OF _____, 20____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____DAY OF _____, 20____, A.D.

JOLENE KIOLBASSA, CHAIR
STATE OF TEXAS §
COUNTY OF TRAVIS §

ANA AGUIRRE, SECRETARY

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20____, A.D., AT _____O'CLOCK ____M., AND DULY RECORDED ON THE ____DAY OF _____, 20____, A.D., AT _____O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE ____DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

FINAL PLAT
CANTARRA II
PHASE 3

A SUBDIVISION OF 22.926 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
- MINIMUM FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1.0') ABOVE THE FINISHED 100-YEAR WATER SURFACE ELEVATION, DEPENDING ON THE INDIVIDUAL BUILDING LOCATIONS.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL DETENTION FACILITY HAS BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
- 10 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
- NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. MAP NUMBER 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- LOT 7, BLOCK J, LOTS 13 AND 28, BLOCK F AND LOT 17, BLOCK K TO BE OWNED AND MAINTAINED BY THE CANTARRA HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. NO RESIDENTIAL USES ARE ALLOWED ON SAID LOTS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CLERK STREET, BAILEYFIELD DRIVE, KIRKGATE TRAIL, BEECHMONT DRIVE, NIDDRY DRIVE AND KIRKGATE COVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) 7, BLOCK(S) J REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- A SIDEWALK, TRAIL & RECREATIONAL EASEMENT IS HEREBY DEDICATED ON LOT 13, BLOCK F.
- A MINIMUM PUBLIC 10-FOOT WIDE CONCRETE SIDEWALK SHALL BE BUILT ACCORDING TO THE CITY OF AUSTIN STANDARDS WITHIN THE DEDICATED SIDEWALK, TRAIL, AND RECREATIONAL EASEMENT AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE CONSTRUCTED WITH THE SUBDIVISION CONSTRUCTION APPLICATION. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	F.F. ELEV. (TO NEAREST TENTH)
14-27	F	612.0 FT
6, 8, 9, 19 & 20	J	604.8 FT
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 98 RESIDENTIAL UNITS.

PLAT PREPARED BY: _____

APPLICATION SUBMITTED ON: _____



BGE, Inc.
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